



McGOEY, HAUSER and EDSALL
CONSULTING ENGINEERS P.C.

RICHARD D. McGOEY, P.E. (NY & PA)

WILLIAM J. HAUSER, P.E. (NY & NJ)

MARK J. EDSALL, P.E. (NY, NJ & PA)

JAMES M. FARR, P.E. (NY & PA)

MAIN OFFICE

33 AIRPORT CENTER DRIVE

SUITE 202

NEW WINDSOR, NEW YORK 12553

(845) 567-3100

FAX: (845) 567-3232

E-MAIL: MHENY@MHEPC.COM

WRITER'S E-MAIL ADDRESS:

MJE@MHEPC.COM

TOWN OF NEW WINDSOR
PLANNING BOARD
REVIEW COMMENTS

PROJECT NAME: NOWICKI MAJOR SUBDIVISION
PROJECT LOCATION: STATION ROAD
SECTION 57 – BLOCK 1 – LOTS 88.22 & 88.23
PROJECT NUMBER: 07-14
DATE: 23 MAY 2007
DESCRIPTION: THE APPLICATION PROPOSES THE SUBDIVISION OF THE TOTAL 116+ ACRES INTO TWENTY-EIGHT (28) SINGLE FAMILY RESIDENTIAL LOTS. THE APPLICATION WAS REVIEWED ON A CONCEPT BASIS ONLY.

1. The properties are located in the R-3 zoning district of the Town. The “required” bulk information on the plan is correct for the zone and use, with the exception of :

- Frontage value is 70 ft. (not 50')
- Total Side Yard is 80 ft. (not 30')

The lots as depicted appear to comply with the minimum bulk requirements. It is noted, however, that this will be further verified once more “usable” scale plans are submitted (measurements are difficult at 1' = 100' scale). Some lots have exactly the minimum lot width.

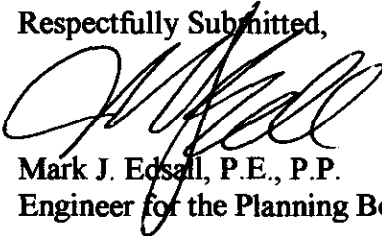
2. The site includes several areas of wetlands. Driveways for several lots cross such wetland areas. It is anticipated that DEC and ACOE approvals will be required. Further, we are aware that the DEC is currently in the process of re-defining the wetlands in this area (see letter to Board from DEC dated 3-23-07). The Board could ask the applicant's consultant to further advise with regard to the status of this matter.
3. The Board should note the proximity to the adjoining Rakowiecki (Highview Estates) Major Subdivision (application 01-26). For planning purposes, I point out the possibility of a roadway cross connection between the applications, both of which have no final approvals at this time.

REGIONAL OFFICES

- 111 WHEATFIELD DRIVE – SUITE ONE • MILFORD, PENNSYLVANIA 18337 • 570-296-2765 •
- 540 BROADWAY • MONTICELLO, NEW YORK 12701 • 845-794-3399 •

4. Given the application's proximity to the Municipal Boundary, this application must be referred to the Orange County Department of Planning and the Town of Blooming Grove. Based on my understanding of the content required for such referrals, it is my understanding that it is too early to do so, given the very conceptual nature of the information submitted to date.
5. A full EAF should be required.
6. Further reviews will be made as more detailed information is submitted.

Respectfully Submitted,



Mark J. Edsall, P.E., P.P.
Engineer for the Planning Board

MJE/st
NW07-14-23May07.doc